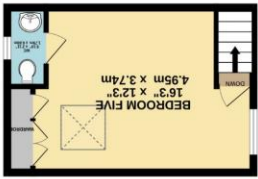


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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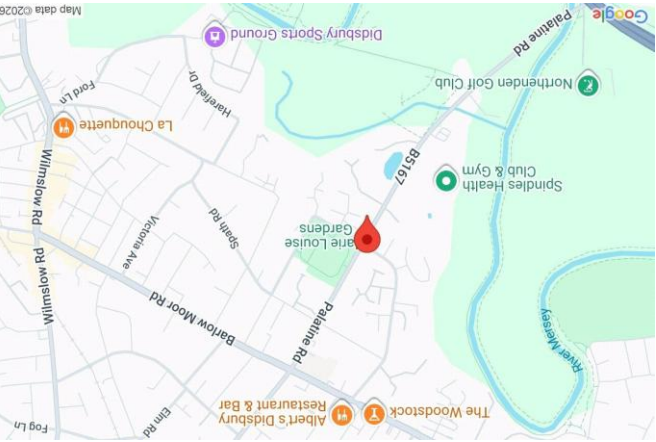


2ND FL. GOR
225 sq. ft. (20.9 sq.m.) approx.

1ST FL. GOR
697 sq. ft. (64.7 sq.m.) approx.

GROUND FLOOR
883 sq. ft. (82.0 sq.m.) approx.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		
		70 C	81 B



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KENNEDY

3 TWYFORD CLOSE
WEST DIDSBURY, M20 2YR



ASKING PRICE £950,000

An IMPRESSIVE DETACHED FIVE BEDROOM family home, offering BRIGHT and SPACIOUS, EXTENDED accommodation throughout and a SOUTH FACING GARDEN. Occupying a desirable position on a peaceful cul-de-sac and ideally positioned for both Didsbury and West Didsbury villages, with excellent local amenities and reputable schools all within easy reach. Approx. 1,804 Sq.Ft

The ground floor opens into a welcoming entrance hallway with stairs rising to the upper floors and a downstairs WC. To the front of the property is a generously proportioned living room, featuring a square bay window overlooking the lawned frontage and a gas fireplace.

To the rear of the property is the spectacular open plan kitchen living, which enjoys floor-to-ceiling windows overlooking the rear garden and has ample space for both living and dining furniture – creating the perfect every day family room.

The newly fitted kitchen is well equipped with a comprehensive range of bespoke solid wood wall and base units with quartz surfaces, integrated NEFF appliances and a central island. The kitchen flows naturally into the extended dining/living area, where patio doors open directly onto the garden.

The first floor reveals four well-proportioned double bedrooms. The principal bedroom is a particularly impressive space, featuring a high ceiling and Juliet balcony overlooking the rear garden. A contemporary en-suite bathroom provides a bath, separate shower, vanity wash basin and WC. The second double bedroom also benefits from its own en-suite shower room with shower, wash basin and WC.

The first floor is also served by a three-piece family bathroom.

The second floor is dedicated to the fifth bedroom, a spacious double room featuring a large Velux window, fitted wardrobes and an en suite WC.

Externally, the property is approached via a newly paved driveway providing ample off-road parking. To the rear is a generous and private garden, predominantly laid to lawn and enjoying a particularly pleasant wooded outlook. A generous patio area with Indian sandstone paving, offers an ideal setting for outdoor entertaining, barbecues and al fresco dining.

The garden further enjoys a garden room, which is currently used a gym.

Freehold
Council Tax Band: F
Approx. 1,804 Sq.Ft

"An Exceptional Five-Bedroom Detached Family Home In West Didsbury"

